

From: Brian Banister [REDACTED]
Sent: 28 August 2021 09:36
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: LU/251/21/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hello Anita,

Thanks for the consultation. The comments of the **Arun District Conservation Area Advisory Panel** are as follows:

Objection

The provisos of the Panel's conclusions of 'no objection' to the previous application on this site have not been met and for the reasons given below intend to object to this current one.

The existing building dates to the early/mid 19th Century and although altered over the decades it still clearly retains its essential form and appearance as a riverside warehouse. It is the last intact building of its type remaining on the east side of the river and its rarity value is acknowledged in the Littlehampton Historic Character Report 2009

(p37). It is a visual reminder of the river related activities that helped fuel the economic development of the town in the 19th Century. As such its heritage significance lies in its form, appearance, construction, materials and historical use; further enhanced because of its rarity value. The building makes a strongly positive contribution to the character and appearance of the River Road Conservation Area and is included in the Council's list of buildings of character.

Given the high local heritage value of the building and its need to be considered as a non-designated heritage asset every attempt should be made to retain it without substantial removal of its historic fabric. The updated condition report submitted with the application does not indicate that the building is in poor structural or dangerous condition and the issue surrounds the viability of finding uses for the building given the costs of repair.

From the supporting information submitted with the current application it would seem that the only alternative uses assessed were storage/industrial and office uses. Other appropriate uses such as restaurant, small specialist workshops, gallery/studios, community uses and, importantly, residential conversion do not appear to have been assessed. Given the local importance and rarity value of the building the possible involvement of an historic building preservation trust should also have been explored.

There is no doubt that the design of the proposed new building has been well thought out but its contribution to the special character, appearance and significance of the conservation area will not exceed that of the existing intact historic warehouse. As mentioned above, the heritage significance of the existing building lies not so much in its architectural quality but in its historical function, form, materials and in its rarity value. The *raison d'être* for the designation of this part of the conservation area together with its heritage significance lies with the remaining physical evidence of the 19th Century expansion of the harbour and its river related uses and the existing building is a fundamental part of that. It is a notable symbol of, and survivor from, the area's historic past.

The intact building also adds meaning and visual context to the adjoining retained warehouse facades.

The Panel fully appreciate that if the building is beyond reasonable repair and no viable uses can be found for it even with the involvement of an historic building preservation trust, then there is a case for its removal. In this eventuality at least the retention of its facade would be better than total demolition. However, the Panel are not convinced that sufficient examination of the full possible range of alternative uses, including residential conversion, has been undertaken. Neither has the possible involvement of a building preservation trust.

For these reasons it is considered that the substantial loss of this important building will have a distinctly adverse effect on the heritage significance, character and appearance of the conservation area. As such, it is considered that the proposed development will conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of non-designated and designated heritage assets.

In the unfortunate event that the Council is minded to grant planning permission then it is recommended that the inclusion of the following conditions should be considered :

- (a) the submission of precise details of materials and finishes for the walls and roofs of the proposed buildings, and for hard landscaping.
- (b) given its rarity value, a requirement that the existing building is properly recorded prior to any works of demolition being undertaken and the records then deposited with the relevant organisations.
- (c) the submission of a method statement indicating how the retained front elevation will be protected during construction works and how its long term stability will be ensured.

Sent from my iPad

On 20 Aug 2021, at 11:49, planning_responses@arun.gov.uk wrote:

To: **Mr Brian Banister(CAAC)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: LU/251/21/PL

Registered: 17th August 2021

Site Address: 57 River Road Littlehampton BN17 5DD

Grid Reference: 502237 102261

Description of Works: Partial demolition of number 57 River Road, change of use & redevelopment to provide a flatted development comprising 6 No apartments, with private amenity space, parking & cycle storage. including the partial demolition of the adjacent boundary wall to provide a new pedestrian access & the creation of a floating pontoon with resident morning spaces (resubmission following LU/247/21/PL). This application affects the character & appearance of the Littlehampton River Road Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 23rd September 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
